

LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

- LUMINAIRE (LUM.)
 YARD LIGHT
 POWER METER
 JUNCTION BOX (AS NOTED)
 TELEPHONE MANHOLE
 CATCH BASIN (CB)
 STORM MANHOLE (SDMH)
 SANITARY SEWER MANHOLE (SSMH)
 CLEANOUT (AS NOTED)
 GAS METER
 GAS VALVE
 WATER VALVE (WV)
 FIRE HYDRANT(FH) / CONNECTION(FDC)
 WATER MANHOLE
 WATER METER
 BLOW-OFF / AIRVAC
 SIGN
 MONITOR WELL
 DIRECTIONAL ARROW
 SURVEY MONUMENT (AS NOTED)
 BENCHMARK
 SECTION CORNER (AS NOTED)
 FOUND REBAR/CAP (AS NOTED)
 FOUND LEAD/TACK
 SURVEY CONTROL STATION
 PROPERTY LINE
 HANDICAP
 CONCRETE
 GRAVEL/SAND (AS NOTED)
 ASPHALT
 BUILDING LINE
 CHAIN LINK FENCE
 WOOD FENCE
 BARBED WIRE FENCE
 HOGWIRE FENCE
 WATER LINE
 GAS LINE
 OVERHEAD/UNDERGROUND TEL. LINE
 OVERHEAD/UNDERGROUND PWR. LINE
 STORM LINE
 SEWER LINE

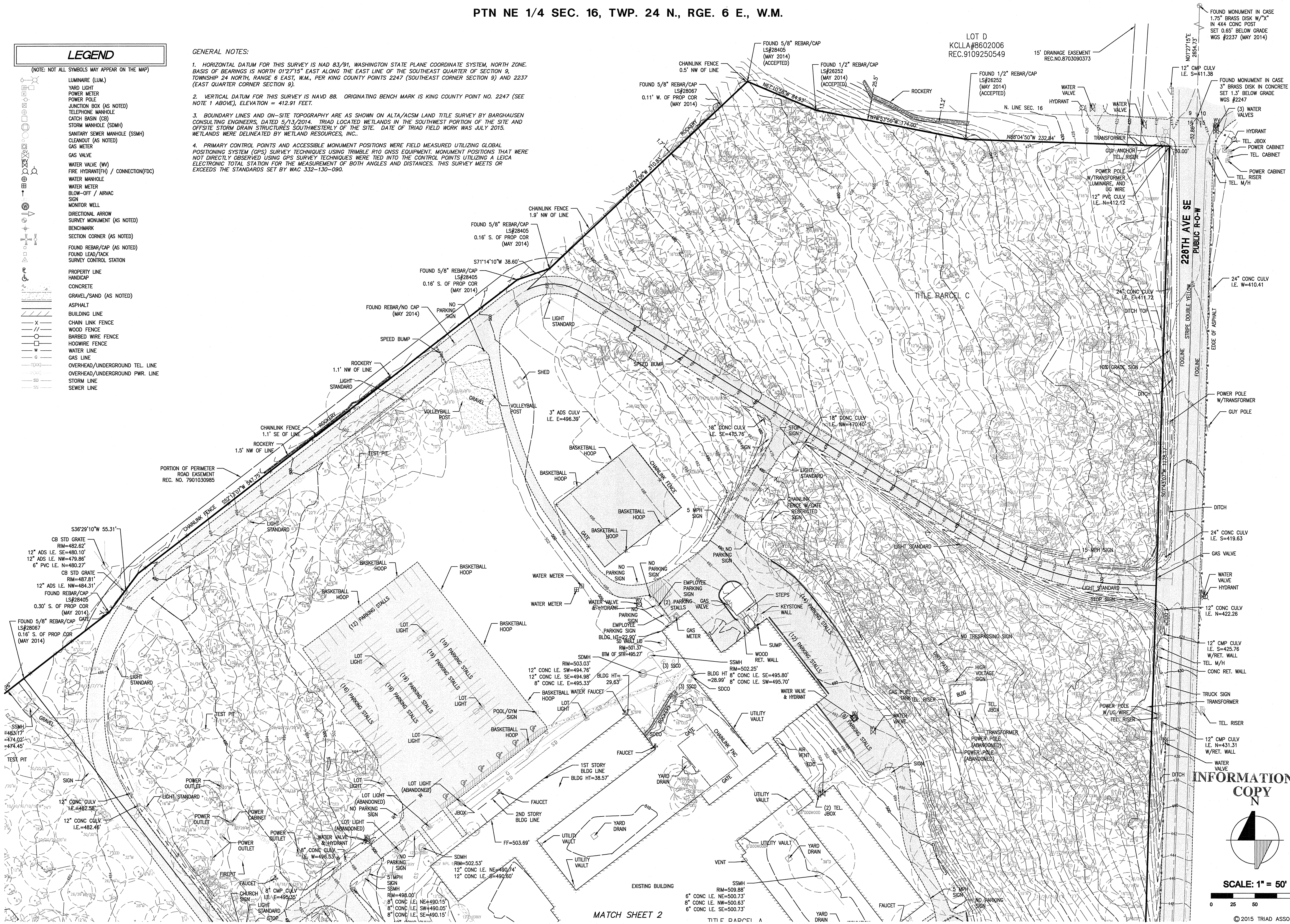
GENERAL NOTES:

1. HORIZONTAL DATUM FOR THIS SURVEY IS NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE. BASIS OF BEARINGS IS NORTH 01°27'15" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., PER KING COUNTY POINTS 2247 (SOUTHEAST CORNER SECTION 9) AND 2237 (EAST QUARTER CORNER SECTION 9).

2. VERTICAL DATUM FOR THIS SURVEY IS NAVD 88. ORIGINATING BENCH MARK IS KING COUNTY POINT NO. 2247 (SEE NOTE 1 ABOVE), ELEVATION = 412.91 FEET.

3. BOUNDARY LINES AND ON-SITE TOPOGRAPHY ARE AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY BY BARGHAUSEN CONSULTING ENGINEERS, DATED 5/13/2014. TRIAD LOCATED WETLANDS IN THE SOUTHWEST PORTION OF THE SITE AND OFFSITE STORM DRAIN STRUCTURES SOUTHWESTERLY OF THE SITE. DATE OF TRIAD FIELD WORK WAS JULY 2015. WETLANDS WERE DELINEATED BY WETLAND RESOURCES, INC..

4. PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING TRIMBLE R10 GNSS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING A LEICA ELECTRONIC TOTAL STATION FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-090.



EXISTING CONDITIONS SURVEY FOR

CITY CHURCH

BY CK

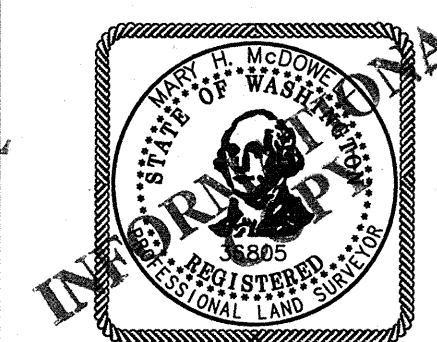
DATE

REVISION

NO.

GREG JUNEAU, PLS
PROJECT MANAGER
MARY McDOWELL, PLS
PROJECT SURVEYOR
ROY LEWIS, PE
PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 9/15/2015
SCALE: HORIZ: 1" = 50' VERT: 1" = 10'



STAMP NOT VALID UNLESS SIGNED AND DATED

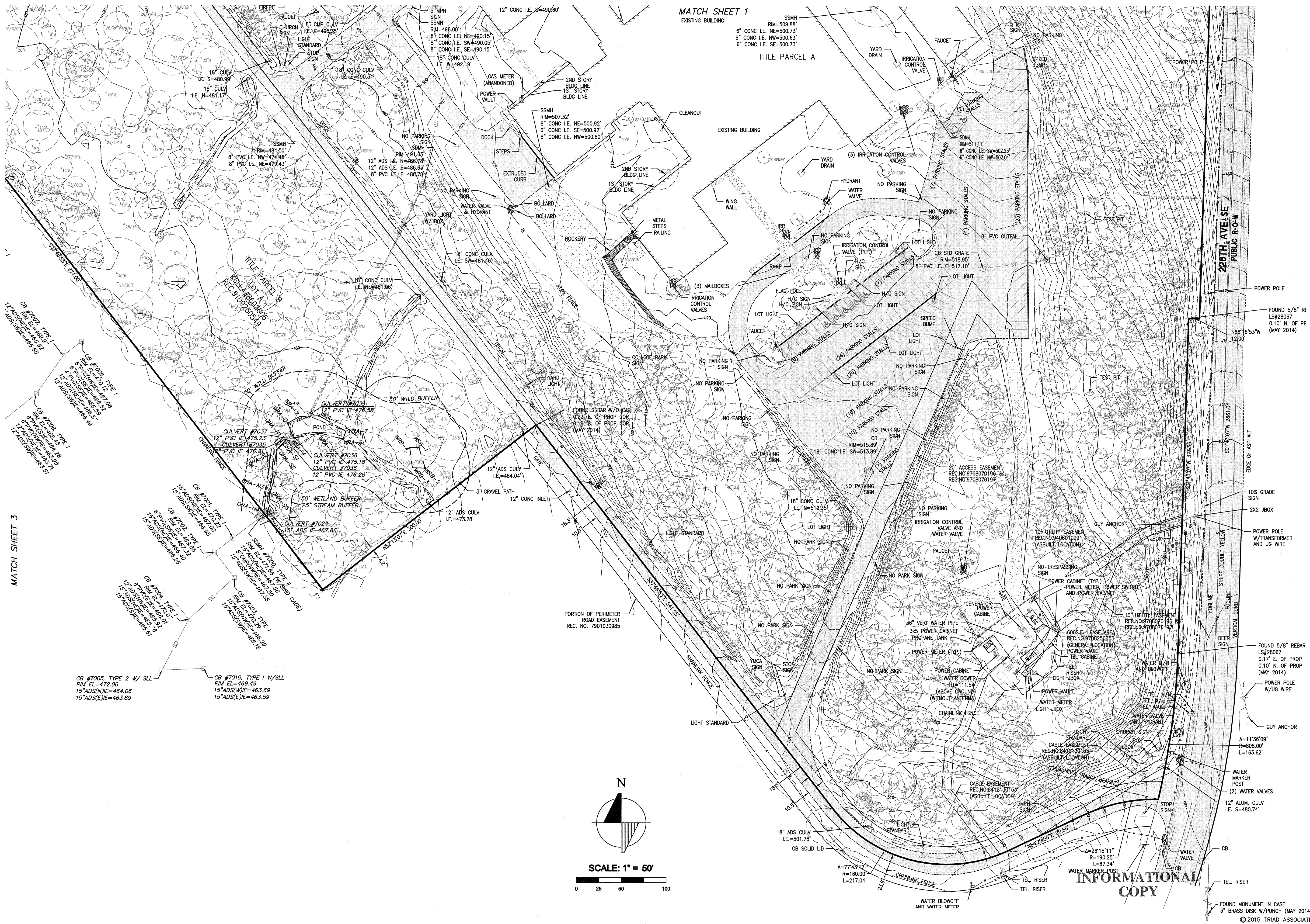
JOB NO.

15-098

SHEET NO.

1 OF 3

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LEGAL DESCRIPTION:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO NCS-709787-WA1 DATED JANUARY 8, 2015 AT 7:30 AM)
PARCEL A:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 01°43'57" WEST ALONG THE EAST LINE THEREOF 534.69 FEET;
THENCE NORTH 88°16'03" WEST 30.00 FEET TO THE WESTERLY MARGIN OF 228TH AVENUE SOUTHEAST AND THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88°16'03" WEST 32.00 FEET TO A POINT OF CURVE;
THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY;
THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE;
THENCE WESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 69°30'00" AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 52°13'57" WEST 512.30 FEET TO A POINT OF CURVE;
THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 202.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 317.30 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 37°46'03" EAST 1,210.55 FEET TO A POINT OF CURVE;
THENCE EASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 160.00 FEET THROUGH A CENTRAL ANGLE OF 77°43'17" AN ARC DISTANCE OF 217.04 FEET TO A POINT OF TANGENCY;
THENCE NORTH 64°30'40" EAST 80.86 FEET TO A POINT OF CURVE;
THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 190.25 FEET THROUGH A CENTRAL ANGLE OF 26°18'10" AN ARC DISTANCE OF 87.34 FEET TO A POINT ON A CURVE ON THE WESTERLY MARGIN OF 228TH AVENUE SOUTHEAST AS CONVEYED TO KING COUNTY BY DEED RECORDED OCTOBER 21, 1971 UNDER RECORDING NUMBER 7110210313, THE CENTER OF SAID CURVE BEARS NORTH 76°39'54" WEST 808.00 FEET;
THENCE NORTHERLY ALONG SAID MARGIN AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°36'09" AN ARC DISTANCE OF 163.62 FEET TO A POINT OF TANGENCY;
THENCE CONTINUING ALONG SAID MARGIN NORTH 01°43'57" EAST 373.56 FEET TO AN ANGLE POINT IN SAID WESTERLY MARGIN;
THENCE SOUTH 88°16'03" EAST 12.00 FEET TO THE WEST LINE OF THE EAST 30 FEET OF SAID SUBDIVISION, SAID LINE ALSO BEING THE WEST MARGIN OF SAID 228TH AVENUE SOUTHEAST;
THENCE NORTH 01°43'57" EAST ALONG SAID WEST MARGIN 676.23 FEET TO THE POINT OF BEGINNING;

AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 01°43'57" WEST ALONG THE EAST LINE OF SAID SUBDIVISION 534.69 FEET;
THENCE NORTH 88°16'03" WEST 62.00 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY;
THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 69°30'00" AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 52°13'57" WEST 512.30 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 37°46'03" EAST 202.00 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS NORTH 52°13'57" EAST 202.00 FEET DISTANT;
THENCE NORTHERLY ON A CURVE CONCAVE TO THE EAST THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 317.30 FEET TO THE POINT OF BEGINNING.

AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16;
THENCE NORTH 88°28'02" WEST 542.49 FEET ALONG THE NORTH LINE THEREOF;
THENCE SOUTH 46°34'56" WEST 270.08 FEET TO THE TRUE POINT OF BEGINNING;
THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 71°15'00" WEST 38.60 FEET;
THENCE SOUTH 52°13'57" WEST 547.75 FEET;
THENCE SOUTH 36°30'00" WEST 55.32 FEET;
THENCE NORTH 52°13'57" EAST 591.05 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 62.00 FEET;
THENCE NORTHEASTERLY 11.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°33'42" TO A RADIAL LINE OF SAID CURVE WHICH BEARS NORTH 37°46'04" WEST;
THENCE ALONG A NON-TANGENT LINE NORTH 46°34'56" EAST 35.25 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 01°44'28" WEST ALONG THE EAST LINE THEREOF 534.69 FEET;
THENCE NORTH 88°16'03" WEST 62.00 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY;
THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 69°30'00" AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 52°13'57" WEST 714.30 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 52°13'57" WEST 300 FEET;
THENCE SOUTH 37°46'03" EAST 871.00 FEET;
THENCE NORTH 52°13'57" EAST 300 FEET;
THENCE NORTH 37°46'03" WEST 871.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 01°44'28" WEST ALONG THE EAST LINE THEREOF 534.69 FEET;
THENCE NORTH 88°16'03" WEST 30.00 FEET TO THE WESTERLY MARGIN OF 228TH AVENUE SOUTHEAST AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88°16'03" WEST 32.00 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY;

THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 58°58'18" AN ARC DISTANCE OF 63.76 FEET;
THENCE NORTH 46°34'56" EAST 305.33 FEET TO THE NORTH LINE OF SAID SUBDIVISION;
THENCE SOUTH 88°28'02" EAST 512.49 FEET TO SAID WESTERLY MARGIN OF 228TH AVENUE SOUTHEAST;
THENCE SOUTH 01°44'28" WEST 501.93 FEET ALONG SAID WESTERLY MARGIN TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO SWANSON-DEAN CORPORATION UNDER KING COUNTY RECORDED MAY 30, 1986 UNDER RECORDING NUMBER 8605301830, DESCRIBED AS FOLLOWS:

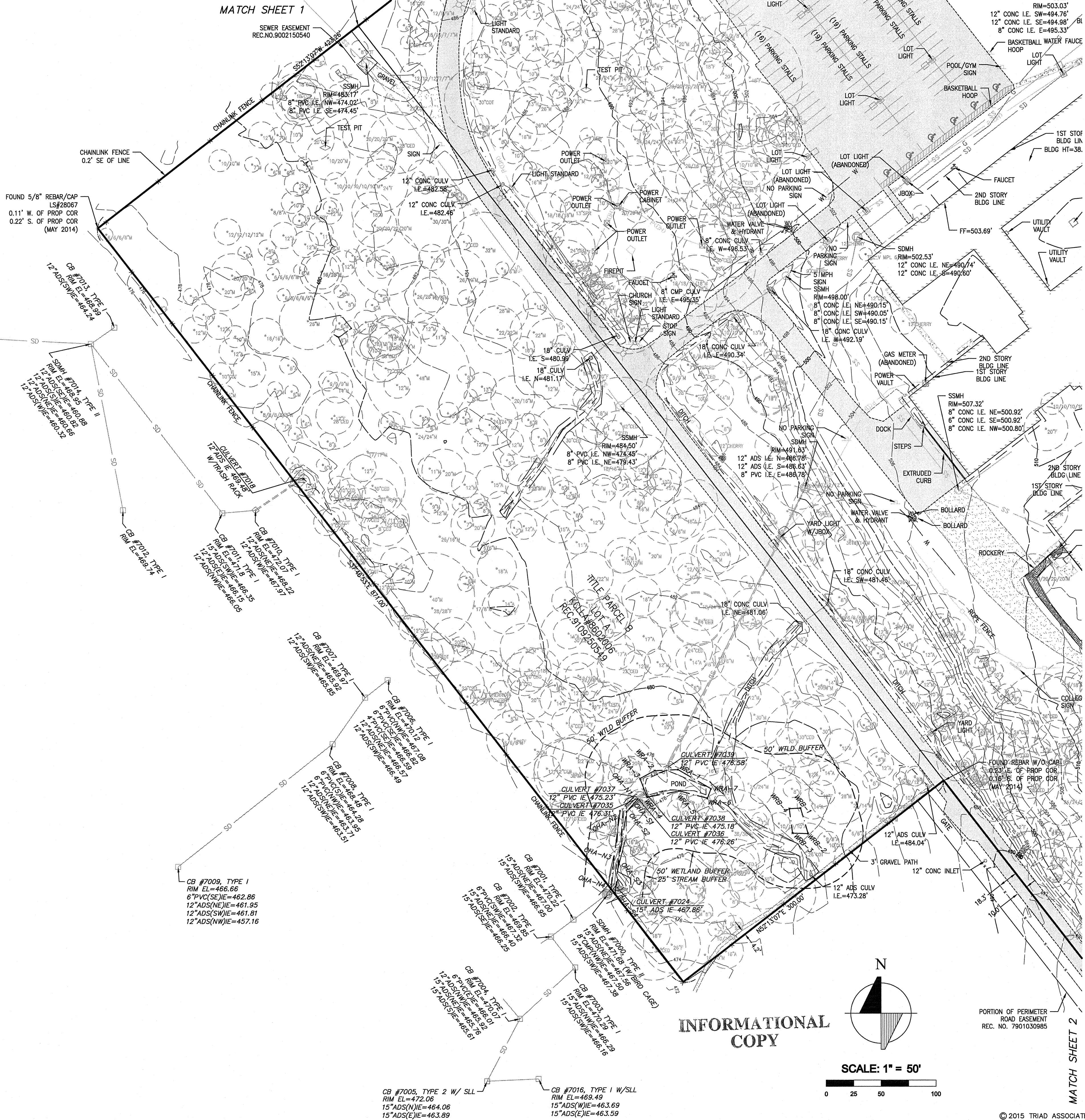
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16;
THENCE ALONG THE NORTH LINE THEREOF NORTH 89°29'02" WEST 30.00 FEET TO THE WEST MARGIN OF 228TH AVENUE SOUTHEAST AND THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID WEST MARGIN AND THE WEST LINE OF THE EAST 30.00 FEET OF SAID SECTION 16, SOUTH 01°44'28" WEST 32.86 FEET;
THENCE ALONG NORTH 88°04'00" WEST 232.84 FEET;
THENCE NORTH 78°53'00" WEST 174.00 FEET;
THENCE NORTH 67°10'08" WEST 5.66 FEET TO SAID NORTH LINE OF SECTION 16;
THENCE SOUTH 88°28'02" EAST 409.80 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 24 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9;
THENCE NORTH 88°28'02" WEST 542.49 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 46°34'56" EAST 40.75 FEET;
THENCE SOUTH 67°10'08" EAST 79.27 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;
THENCE NORTH 88°28'02" WEST FOR 102.69 FEET TO THE POINT OF BEGINNING.

PARCEL D:

TOGETHER WITH THOSE RIGHTS SET FORTH IN THE STORM DRAIN, LANDSCAPE, UTILITY AND ACCESS EASEMENT AGREEMENT RECORDED MAY 30, 1986 AS RECORDING NO. 8605301837 AND RE-RECORDED MARCH 9, 1987 AS RECORDING NO. 8703090373.



triad

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w: triadassociates.net

WASHINGTON

ISSAQUAH,

EXISTING CONDITIONS SURVEY
FOR

CITY CHURCH

BY CK

DATE

NO.

REVISION

DATE

NO.

GREG JUNEAU, PLS
PROJECT MANAGER

MARY MCDOWELL, PLS
PROJECT SURVEYOR

ROY LEWIS, PE
PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 9/15/2015
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Layout 1